



Meadow Lodge Drayton Hall Lane, Scarning

Dereham



Minors & Brady

Meadow Lodge Drayton Hall Lane

Scarning, Dereham

Backing onto open fields and occupying a generous plot of approximately 0.64 acres (STS), this substantial detached bungalow offers a rare blend of space, privacy and potential. Surrounded by mature wraparound gardens and enjoying a semi-rural feel, the property remains conveniently located for access to Dereham, local schools and the A47. Inside, three well-proportioned bedrooms are complemented by an impressive 25'6 sitting/dining room and a stylish kitchen installed in 2023. The beautifully maintained grounds provide extensive outdoor space, while a double garage and ample parking add everyday practicality. With one neighbouring aspect opening directly onto fields and exciting scope to extend (STPP), this is a home that offers both immediate enjoyment and future opportunity.

- Backing onto open countryside with uninterrupted field views
- Generous plot of approximately 0.64 acres (STS) with mature wraparound gardens
- Recently fitted kitchen (2023) featuring stylish blue-toned cabinetry and integrated appliances
- Impressive dual-aspect sitting and dining room ideal for entertaining
- Three well-proportioned bedrooms, including a principal bedroom with en-suite
- Beautifully established gardens with mature trees, planting and a garden pond
- Attached double garage and extensive private driveway parking
- Excellent potential to extend and enhance the existing accommodation (STPP)
- Peaceful setting combining a semi-rural feel with convenient town access
- Easy access to Dereham, local schooling and the A47 for onward travel



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The Location

Situated within the popular market town of Dereham, this location offers an excellent balance of convenience, community and access to the wider Norfolk countryside. Dereham is a thriving town with a comprehensive range of amenities, including supermarkets, independent retailers, cafés, restaurants, public houses, a post office and a regular market, providing everything needed for day-to-day living.

Families are particularly well catered for, with a selection of primary schools, nurseries and childcare facilities nearby, together with highly regarded secondary education including Dereham Neatherd High School and Northgate High School. The town also benefits from a strong sense of community and a wide variety of sports clubs, leisure facilities and recreational opportunities.

Healthcare provision is well established, with several GP surgeries, dental practices and Dereham Community Hospital serving the area. F

For commuters and those wishing to explore the county, the location is exceptionally convenient. The nearby A47 provides direct routes to Norwich, King's Lynn and the wider road network, whilst regular bus services connect Dereham with surrounding towns and villages. Norwich offers a comprehensive range of shopping, dining, cultural and educational facilities, together with mainline rail services to London.

The surrounding Norfolk countryside provides an abundance of opportunities for walking, cycling and outdoor pursuits, with numerous rural footpaths, nature reserves and country parks within easy reach. The renowned Norfolk coastline, with its picturesque villages, expansive beaches and nature-rich landscapes, is also accessible for day trips, making this an ideal location for those seeking both convenience and an excellent quality of life.



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Occupying a substantial plot of approximately 0.64 acres (STS) and enjoying an enviable position bordered by open fields to the rear and side, this impressive detached bungalow presents a rare opportunity to acquire a home that combines generous internal accommodation with mature gardens, privacy and excellent future potential. Conveniently positioned for access to Dereham town centre, the A47 and local schooling, the property offers an ideal balance of countryside outlook and everyday convenience.

Set back from the road behind established landscaping, the property immediately creates a strong first impression. A shingle driveway provides ample off-road parking and gives access to the attached double garage, while mature trees, lawned gardens and well-stocked shrub borders enhance the attractive frontage.

The bungalow occupies an exceptional plot, with gardens wrapping around three sides and creating a wonderful sense of space rarely found in modern homes.

The accommodation is centred around a welcoming hallway from which the principal rooms are accessed. The standout living space is undoubtedly the impressive sitting and dining room, providing a wonderfully versatile environment for both family life and entertaining. Naturally bright and generous in proportion, the space comfortably accommodates both seating and dining areas whilst maintaining a sociable open feel.



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The kitchen was replaced in 2023 and has been thoughtfully designed to create a stylish and highly practical space. Contemporary blue-toned cabinetry is complemented by chrome fixtures and fittings, integrated appliances and generous work surfaces, creating a clean and timeless finish. Spotlighting enhances the room throughout the evening, while the generous layout provides ample room for day-to-day living. Positioned adjacent to the main reception room, the kitchen enjoys an easy connection to the rest of the home and offers pleasant views towards the surrounding gardens.

The bungalow offers three well-proportioned bedrooms, all arranged off the central hallway. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom featuring both a bath and separate shower. The layout works particularly well for families, visiting guests or those seeking comfortable single-storey living.

Outside, the gardens are a particular feature of the property and significantly enhance its appeal. Extending around three sides of the bungalow, the grounds comprise extensive lawned areas interspersed with mature trees, established shrubs and attractive planting.

A ground-level pond adds further character, whilst the open fields bordering the rear and side boundaries create an attractive rural backdrop and help reinforce the property's peaceful setting.



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The size of the plot also offers clear potential for future extension and enhancement, subject to the necessary planning permissions, making the property an exciting proposition for purchasers looking to create a long-term family home tailored to their own requirements.

The attached double garage benefits from twin up-and-over doors, light and power, together with a personnel door providing convenient access to the rear garden. In addition to secure parking, the space offers excellent storage and workshop potential.

Properties offering such generous accommodation, mature grounds, field-backed views and scope for future development are becoming increasingly difficult to find.

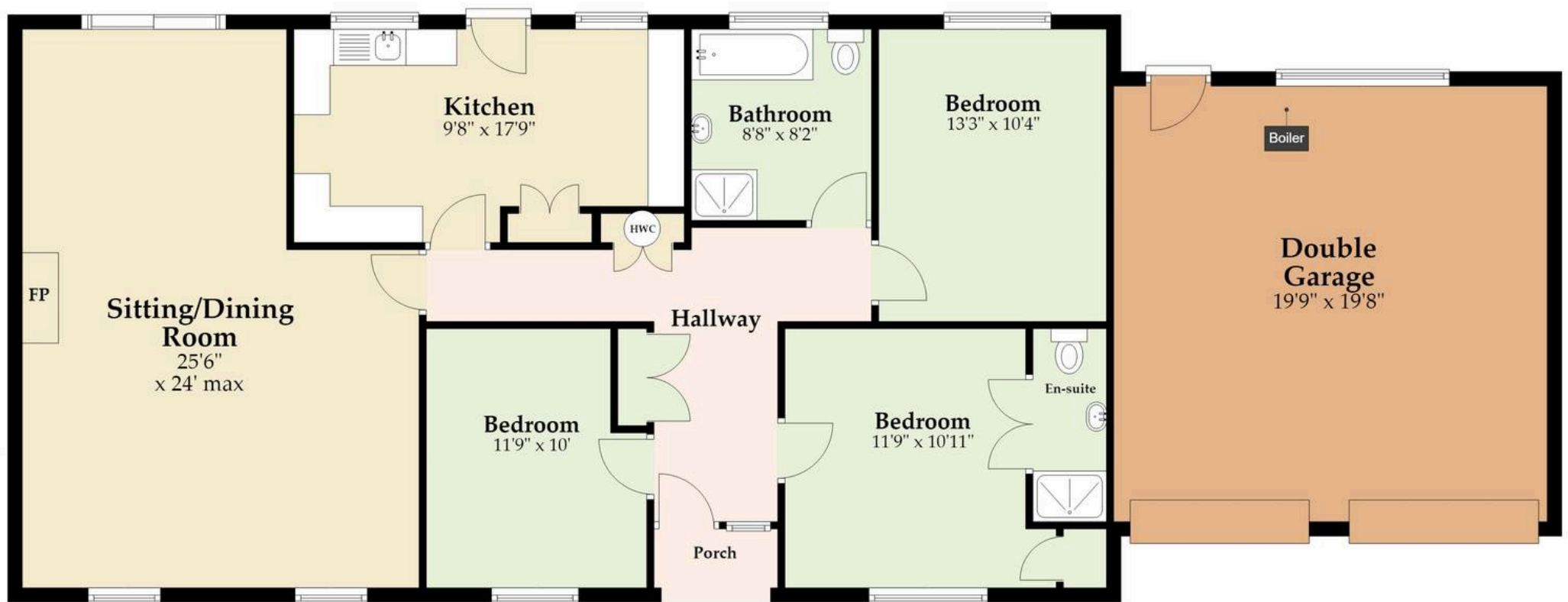
Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor

Approx. 1930.5 sq. feet
(excluding Porch)



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Total area: approx. 1930.5 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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